167.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,031,100	/	1,031,100
USE VALUE:	1,031,100	/	1,031,100
ASSESSED:	1,031,100	/	1,031,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORAN FRANCESCA N V
Owner 2:	
Owner 3:	
Street 1:	39 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEALEY THOMAS P & ELIZABTH -
Owner 2:	-
Street 1:	39 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .293 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 2538 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12768.000	469,000		562,100	1,031,100
Total Card	0.293	469,000		562,100	1,031,100
Total Parcel	0.293	469,000		562,100	1,031,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.28 | /Parcel: 406.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110365

GIS Ref

GIS Ref

Insp Date 07/21/18

!12904!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	469,000	0	12,768.	562,100	1,031,100		Year end	12/23/2021
2021	101	FV	455,300	0	12,768.	562,100	1,017,400		Year End Roll	12/10/2020
2020	101	FV	455,600	0	12,768.	562,100	1,017,700	1,017,700	Year End Roll	12/18/2019
2019	101	FV	345,100	0	12,768.	562,100	907,200	907,200	Year End Roll	1/3/2019
2018	101	FV	334,500	0	12,768.	497,900	832,400	832,400	Year End Roll	12/20/2017
2017	101	FV	334,500	0	12,768.	417,600	752,100	752,100	Year End Roll	1/3/2017
2016	101	FV	334,500	0	12,768.	417,600	752,100	752,100	Year End	1/4/2016
2015	101	FV	326,600	0	12,768.	361,400	688,000	688,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:46:31

LAST REV

Date	Time
07/08/21	18:13:55
mmcmakin	

PAT ACCT. 12904

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEALEY THOMAS P	78074-96	1	6/22/2021		1,115,000	No	No		
	12934-491		2/13/1976		40,000	No	No		N

USER DEFINED

Prior Id # 1:	110365
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
10/23/2008	Meas/Inspect	345	PATRIOT
12/8/1999	Meas/Inspect	163	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12768		Sq. Ft.	Site		0	70.	0.63	8									562,130						562,100	

Total AC/HA:	0.29311	Total SF/SM:	12768	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 562,130	Spl Credit	Total: 562,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	2 - Gravty H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.07475734
Const Adj.:	0.97020000
Adj $ / SQ:	140.768
Other Features:	101000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	576112
Depreciation:	107157
Depreciated Total:	468955

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

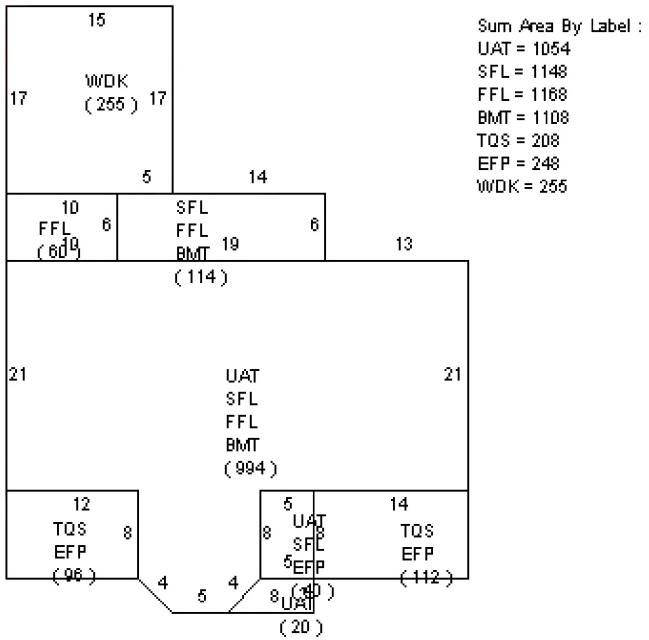
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	154.85
Special Features:	0	Val/Su Net:	107.89
Final Total:	469000	Val/Su SzAd	189.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,168	140.770	164,418
SFL	Second Floor	1,148	140.770	161,602
BMT	Basement	1,108	42.230	46,791
UAT	Upper Attic	264	61.940	16,321
WDK	Deck	255	9.630	2,455
EFP	Enclos Porch	248	37.060	9,192
TQS	3/4 Story	156	140.770	21,960
	Net Sketched Area:	4,347	Total:	422,739
Size Ad	2472	Gross Area	5189	FinArea 2538

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	